



194 Kincora View NW
Calgary, Alberta

MLS # A2319581



\$750,000

Division:	Kincora		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane, Rectangular Lot, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	SHED		

Welcome Home! 194 Kincora view proudly offered by the original owners, this beautifully maintained, non-smoking home combines thoughtful updates, modern comfort, and an amazing location! With major exterior improvements already completed—including new shingles, eavestroughs, siding, and fresh paint throughout all within the last year! This is a property you can move into with confidence. Step inside and you’ll immediately be welcomed by a charming front sitting room before entering the heart of the home. The open-concept main floor creates a seamless flow between the living room, kitchen, and dining area—perfect for both entertaining and everyday living. A convenient half bath completes the main level. The cozy living room is overlooked by the kitchen, creating a warm and connected atmosphere for family gatherings. The kitchen features stainless steel appliances and a spacious walk-in pantry complete with motion-sensor lighting for added convenience! Large south-facing windows flood the main floor with natural light, creating a bright and inviting space throughout the day. The upper floor is a true sanctuary, featuring a spacious den room anchored by a cozy gas fireplace—the perfect spot to unwind. This level also includes a convenient laundry area equipped with a newer washer and dryer, alongside three inviting bedrooms. The master suite is a standout retreat, complete with a private ensuite and a generous walk-in closet. Car enthusiasts and hobbyists will fall in love with the double attached garage. This isn't just a parking space; it's a fully heated and insulated, featuring a built-in mezzanine for extra storage. From the garage, enjoy seamless access directly into a practical mudroom, making daily transitions a breeze! The unfinished basement offers a versatile blank canvas for your future design

ideas. It comes prepared with rough-in plumbing for a bathroom and includes a dedicated dry storage area, providing a solid foundation to expand your living space. Enjoy year-round comfort with central air conditioning, a tankless hot water system, and a water softener, while the newer fence adds some privacy and peace of mind. Located close to schools, parks, shopping, and everyday amenities, you'll also appreciate the quick access to both Beddington Trail and Stoney Trail for an easy commute anywhere in the city.